



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

March 10, 2023

Mr. Ian Rawlings

Corporation of the Municipality of Lakeshore
Community Planning, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Rawlings:

RE: Application for Minor Variance A/09/2023 1454 CAILLE AVE (1456 CAILLE Ave)
ARN 375118000022420; PIN: 750310298
Applicant: Anthony Nehme

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicants are proposing to construct a single detached family dwelling to be located 6.0 m from the front lot line, 15.24 m from the rear lot line, and 1.5 m from both interior lot lines. The proposed dwelling will have a gross floor area of approximately 175 m². Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012, Section 8.3 to permit a front yard setback of setback of 6 m in an RW2 zone, whereas the by-law requires a minimum front yard setback of 7.5 m and Section 6.42 g) to permit a porch to encroach 2.7 m into the front yard, whereas the by-law permits a maximum encroachment of 2.5 meters into the front yard. The following is provided as a result of our review of Application for Minor Variance A/09/2023.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

We note ERCA Permit #828-22 has been issued for the construction of a dwelling on the subject property. All construction activities are to be undertaken in accordance with engineering plans/designs prepared by Chall.Eng Consulting Engineers, Project No. 222044 and dated July 13, 2022. Specifically, the prescribed minimum required



Mr. Ian Rawlings
March 10, 2023

elevations and setback distances are to be adhered to during the construction of the house.

FINAL RECOMMENDATION

The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alterations.

We note ERCA Permit #828-22 has been issued for the construction of a dwelling on the subject property. All construction activities are to be undertaken in accordance with engineering plans/designs prepared by Chall.Eng Consulting Engineers, Project No. 222044 and dated July 13, 2022.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Kathleen Schnekenburger
Resource Planner
/ks

